
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: April 19, 2006

SITE PLAN: **AFP-06-015**

TITLE: **POLLO CAMPERO RESTAURANT**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For Façade Changes

ADDRESS: 701 Russell Avenue

ZONE: C-2 (General Commercial)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Paul Elgin, for R.W. Murray Company
Architect: Paul Elgin, Focus: Architecture & Design
Engineer: Alphonse Massoud, Design America Engineering
Owner: The Mills Corporation

STAFF PERSON: Patricia Patula, Planner

Enclosures:

Staff Comments
Exhibit 1: Application
Exhibit 2: Location Map
Exhibit 3: Mailing List
Exhibit 4: Location at Lakeforest Mall, Sheet 1
Exhibit 5: Interior Floor Plan, Sheet 2
Exhibit 6: Existing Site Photos, Sheet 3
Exhibit 7: Proposed Elevation Drawings, with sectional drawings and entrance floor plan extension,
Sheet 4
Exhibit 8: Proposed Façade and Sign

STAFF COMMENTS

Request. The applicant, Pollo Campero Restaurant, to be located at 701 Russell Avenue in Lakeforest Mall, requests to create a new storefront at the elevation of the Mall between Sears and Lord and Taylors (Exhibit 4).

New Elevation. The existing site photos, Exhibit 6, show the concrete block wall which will be opened up to create the new restaurant entrance. Exhibits 5 and 7 show the small entrance area to be added to the footprint of the building.

The new façade materials include the use of EIFS over fire-treated plywood, to create new walls and a cornice, and fabric canopies. The entrance itself will have aluminum-framed clear glazing. The existing fire bells will be retained behind the canopy and the Siamese connection will remain where it is.

Signage. The applicant proposes their usual logo with signage as shown on Sheets 1-5. The colors include orange, yellow and dark brown. Typically, the signs are lighted box signs, but per the recently adopted sign ordinance, the background will need to be opaque, or perhaps, the entire design converted to a channel letter style. The applicant will provide a sign package to staff for approval at a later date, so signage is not part of this application.

Conclusion. Staff recommends **approval of AFP-06-015** finding it in conformance with Sections 170 and 171 of the Zoning Ordinance with the following condition:

1. The applicant is to submit a sign package for approval by staff.

P&CA**PLANNING AND CODE ADMINISTRATION**

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
 plancode@gaitersburgmd.gov • www.gaitersburgmd.gov

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

| | |
|---------------|---|
| Application # | AFP-06-015 |
| Date Filed | 4/7/06 |
| Total Fee | 300.00 pd. 4-10-06 100.00 pd. 4-05-06 \$300 pd. |

1. SUBJECT PROPERTY

Project Name Pollo Campero @ LANCEFOREST MALL
 Street Address 701 RUSSELL AVENUE
 Zone _____ Historic area designation ☐ Yes ☒ No
 Lot _____ Block _____ Subdivision _____
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name PAUL ELGIN FOR KIM MURRAY COMPANY
 Street Address 2325 DULLES CORNER BLVD. Suite No. 500
 City HERNDON, VA State VA Zip Code 20171
 Daytime Telephone 571.643.0034 / 571.221.9542 (C)

3. ARCHITECT/ENGINEER/DEVELOPER

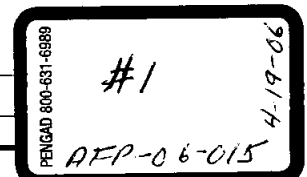
Architect's Name PAUL ELGIN / DBA / FOCUS ARCHITECTURE + DESIGN
 Architect's Maryland Registration Number 14195 Telephone 571.221.9542
 Street Address 2325 DULLES CORNER BLVD. Suite Number 500
 City HERNDON, VA State VA Zip Code 20171
 Engineer's Name ALPHONSE MASSOUD / DESIGN AMERICA ENGINEERING
 Engineer's Maryland Registration Number 19971 Telephone 571.220.3239
 Street Address 14080 RED RIVER DRIVE Suite Number -
 City CENTREVILLE, VA State VA Zip Code 20121
 Developer's Name N/A Telephone _____
 Street Address N/A Suite Number _____
 City N/A State _____ Zip Code _____
 Contact Person N/A Telephone _____

4. PROPERTY OWNER

Name THE MILLS CORPORATION
 Street Address 1300 WILSON BLVD. Suite No. 400
 City ARLINGTON State VA Zip Code 22209
 Daytime Telephone 703.526.5000 / 301.921.0540

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan N/A



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

NEW DOOR & CLADDING ON EXISTING WALL.
 * NOTE: THERE IS NO INCREASE IN (USABLE) AREA OR OCCUPANCY AS A RESULT OF THIS WORK.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number 00 Total number per shift 0
 Resident estimate: Total number 00 Total number per dwelling unit 0

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

| DEVELOPMENT INFORMATION | | REQUIRED | PROVIDED |
|-------------------------|--|----------|----------|
| 1. | Site (square feet) | | |
| 2. | Site Area (acres) | | |
| 3. | Total Number of Dwelling Units/Lots | | |
| 4. | Height of Tallest Building | | |
| 5. | Green Area (square feet) | | |
| 6. | Number of Dwelling Units/Acre | | |
| 7. | Lot Coverage (Percent) | | |
| 8. | Green Area (Percent) | | |
| 9. | Residential | | |
| a. | Single Family Detached # Units | | |
| b. | Single Family Attached # Units | | |
| c. | Multi-Family Condo # Units | | |
| d. | Multi-Family Apartment # Units | | |
| e. | Other | | |
| 10. | Retail/Commercial Sq. Ft. | | |
| 11. | Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft. | | |
| 12. | Office/Professional Sq. Ft. | | |
| 13. | Warehouse/Storage Sq. Ft. | | |
| 14. | Parking | | |
| 15. | Shared Parking/Waiver | | |
| 16. | Other | | |
| 17. | Total | | |

N/A
 NO NEW BUILDING AREA INCREASE

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

* PLANS ALREADY SUBMITTED TO STAFF

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

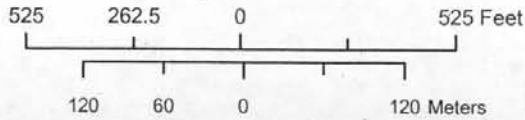
Applicant's Name (please print) PAUL ELLIN / DBD / FOCUS ARCHITECTURE + DESIGN
 Applicant's Signature [Signature] Date 4/7/06
 Daytime Telephone 571.643.0034 / 571.221.9542 (C)

Pollo Campero

701 Russell Avenue

ProjectName.mxd • 11-Jan-2006 • zzz

1 inch equals 465 feet



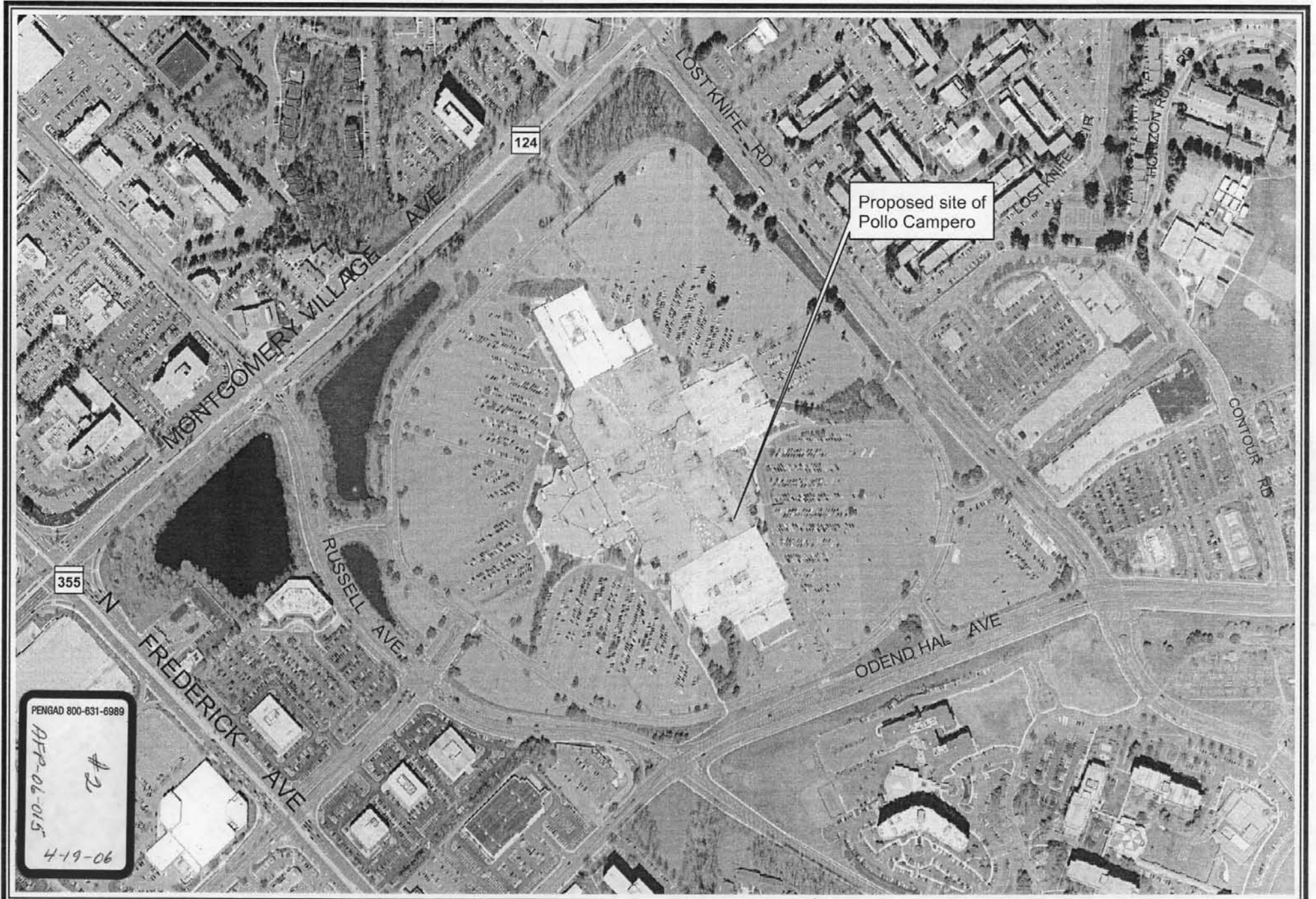
MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



AFP-06-015 Pollo Campeo @ LF Mall

ALPHONSE MASSOUD
DESIGN AMERICAN ENGINEERING
14080 RED RIVER DRIVE
CENTREVILLE VA 20121

ASBURY METHODIST HOME INC
201 RUSSELL AVE
GAITHERSBURG MD 20877

COMBINED PROPERTIES LTD PTSH
1255 22ND ST NW FL 6
WASHINGTON DC 20037

GAITSAN LIMITED PARTNERSHIP
C/O KIN PROPERTIES INC
PO BOX 500
BOCA RATON FL 33429

HAMLET ASSOCIATES
C/O JBG REAL EST ASSOC INC
1250 CONNECTICUT AVE NW #500
WASHINGTON DC 20036

J C PENNEY PROPERTIES INC
273-3 PORP TAX OFF
PO BOX 10001
DALLAS TX 75301

LAKEFOREST ASSOC
C/O TAUBMAN REAL ESTS TAX
PO BOX 200
BLOOMFIELD HILLS MI 48303

LOST KNIFE LTD PTNSHP
10800 BALANTRE LN
POTOMAC MD 20854

MAY DEPARTMENT STORES CO
C/O DBA HECHTS #25
611 OLIVE ST STE 1300
SAINT LOUIS MO 63101

PAUL ELGIN
R W MURRAY COMPANY
2325 DULLES CORNER BLVD
HERNDON VA 20171

PERRY-RUSSELL LTD PTNSHP
C/O WAMU BANK
EAB PLAZA E TOWER 13TH FL
UNIONDALE NY 11556

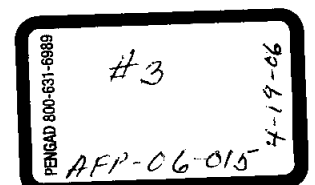
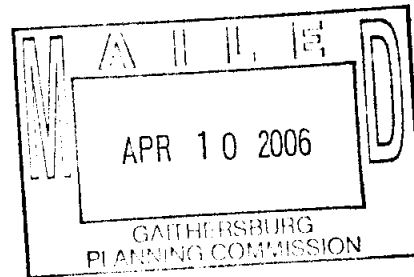
REALTY ASSOC IOWA CORP
C/O MC SHEA MNGMT INC
1 BANK ST STE 300
GAITHERSBURG MD 20878

RUSSELL BMT LLC
7200 WISCONSIN AVE #501
BETHESDA MD 20814

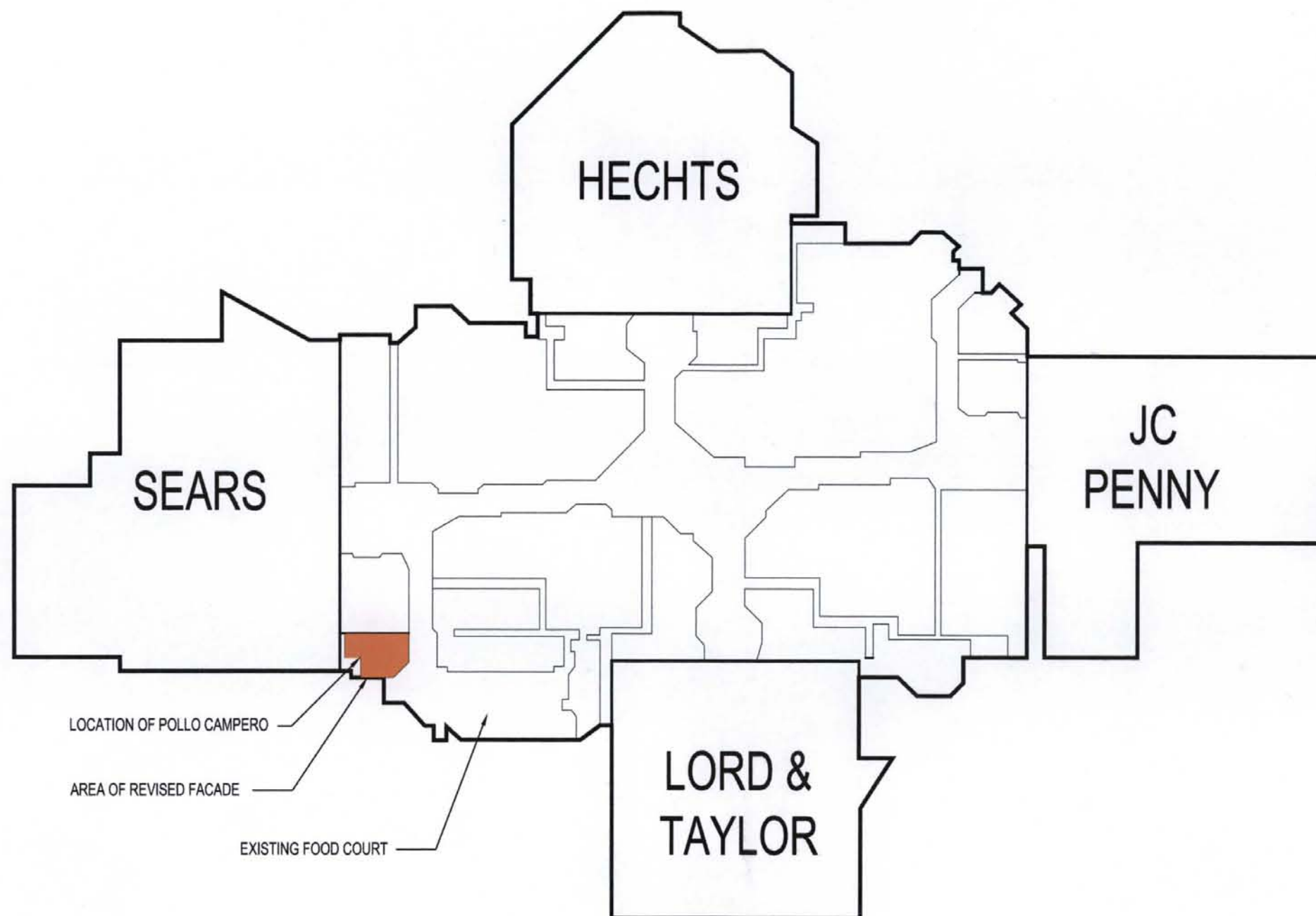
SEARS ROEBUCK & CO
3333 BEVERLY RD B2-116A
HOFFMAN ESTATES IL 60179

STOMAD CENTERS MONTGOMERY
VILLAGE LLC
725 CONSHOHOCKEN STATE RD
BALA CYNWYD PA 19004

THE MILLS CORPORATION
1300 WILSON BLVD
ARLINGTON VA 22209




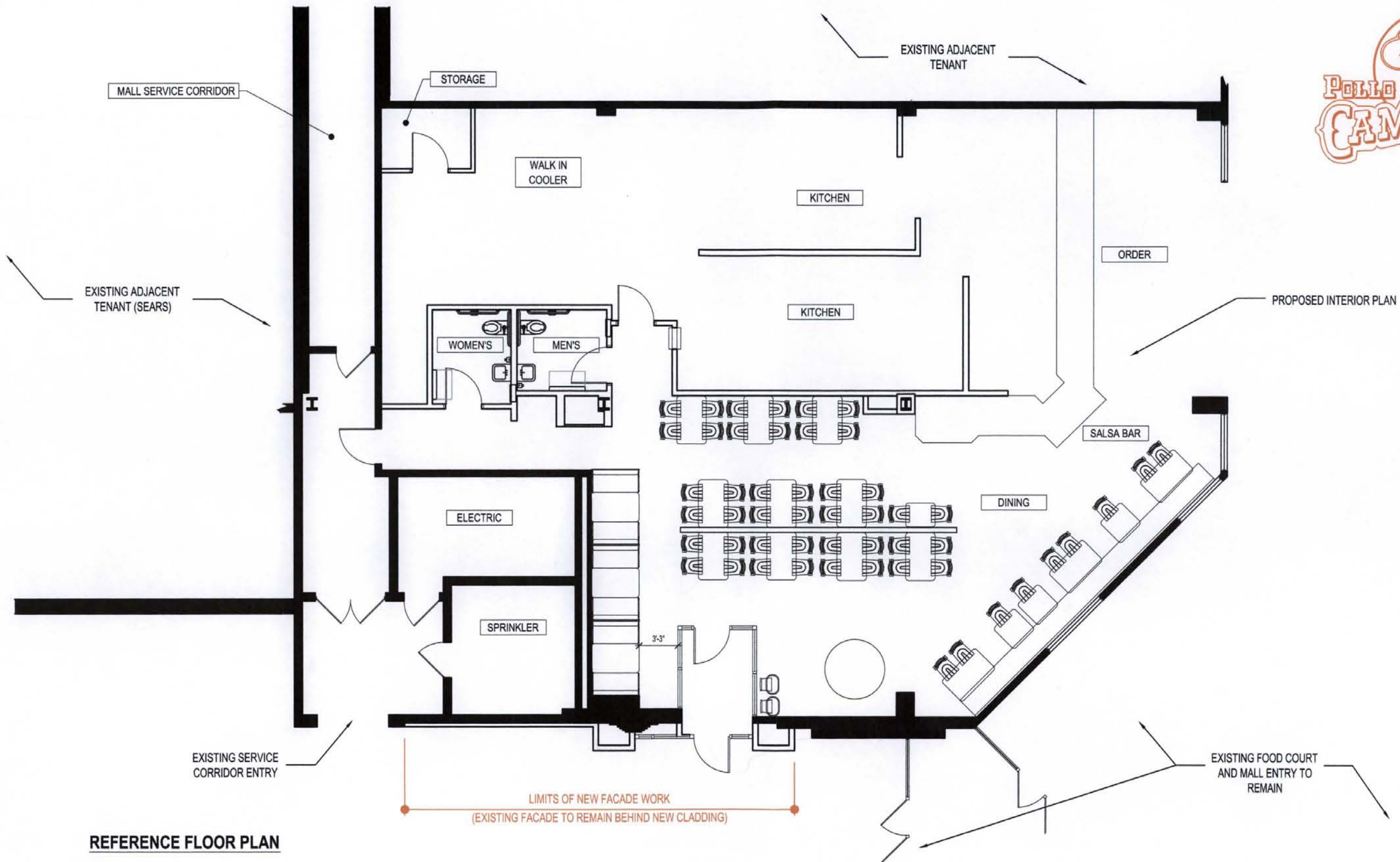
Tent. Agenda for 19-Apr.-06 PC Mtg.



KEY PLAN


#4
AFP-06-045
4-19-06
FENGAD 800-631-6898

| | | | |
|--|---|--|--|
| <p>CLIENT:</p>  <p>10440 BALLS FORD ROAD, SUITE 100 MANASSAS, VIRGINIA 20109 703-334-2100</p> | <p>PROJECT:</p> <p>PROPOSED MINOR FACADE MODIFICATIONS FOR:</p> <p>POLLO CAMPERO</p> <p>LAKEFOREST MALL - GAITHERSBURG, MARYLAND</p> | <p>FOCUS: ARCHITECTURE + DESIGN 2325 DULLES CORNER BLVD, SUITE 500 HERNDON, VIRGINIA 20171</p> | <p>SCALE: N.T.S.</p> <p>1</p> <p>DATE: 4-4-06</p> |
|--|---|--|--|



REFERENCE FLOOR PLAN

PENGAD 800-531-6889
 #5
 AFP-06-015
 4-19-06

| | | | |
|--|--|---|---|
| <p>CLIENT:</p>  <p>R.W. MURRAY CO.</p> <p>10440 BALLS FORD ROAD, SUITE 100 MANASSAS, VIRGINIA 20109 703-334-2100</p> | <p>PROJECT:</p> <p>PROPOSED MINOR FACADE MODIFICATIONS FOR:</p> <h1>POLLO CAMPERO</h1> <p>LAKEFOREST MALL - GAITHERSBURG, MARYLAND</p> | <p>FOCUS: ARCHITECTURE + DESIGN</p> <p>2325 DULLES CORNER BLVD, SUITE 500 HERNDON, VIRGINIA 20171</p> | <p>SCALE: 1/8" = 1'-0"</p> <h1>2</h1> <p>DATE: 4-4-06</p> |
|--|--|---|---|

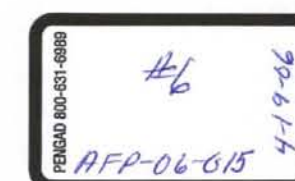


LOCATION OF NEW
FACADE CLADDING


EXISTING SERVICE
CORRIDOR ENTRY

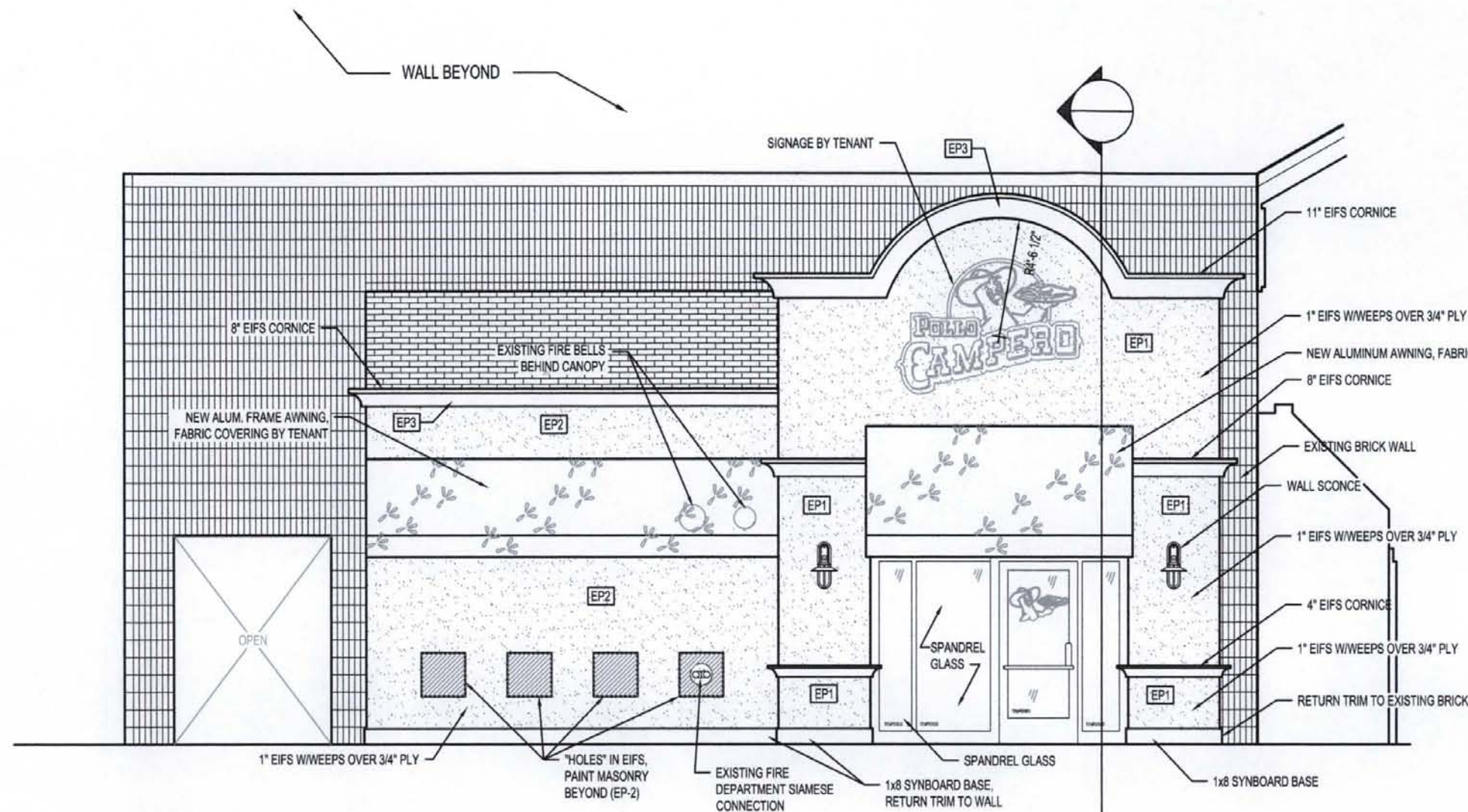


EXISTING ADJACENT
FOOD COURT / MALL
ENTRY

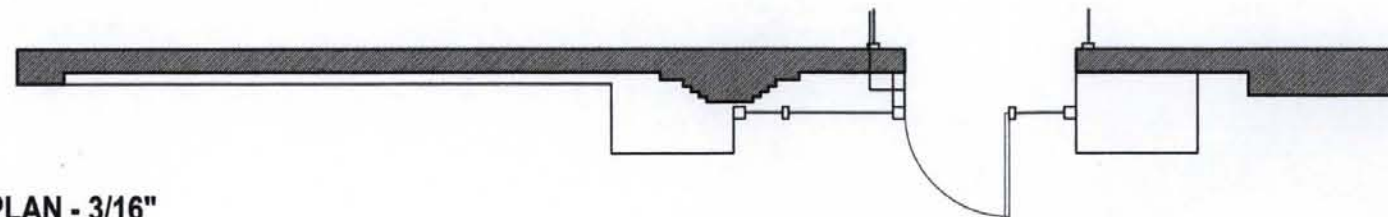


EXISTING SITE PHOTOS

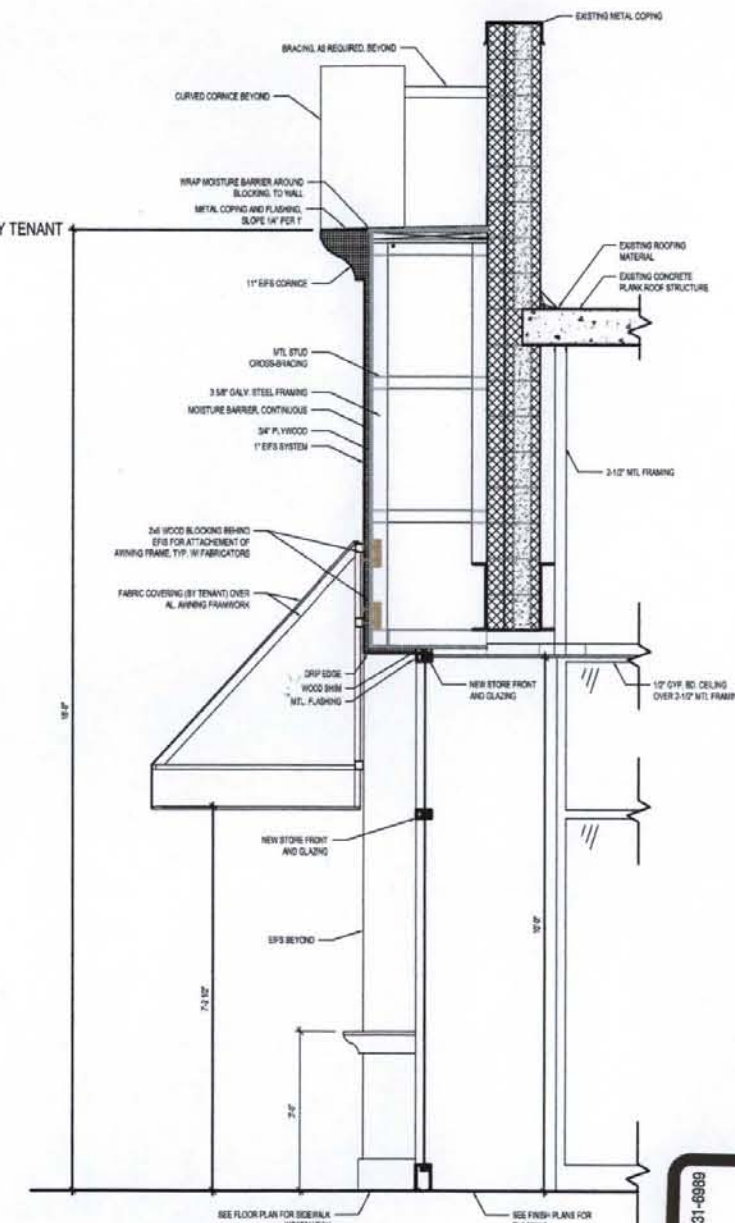
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| <p>CLIENT:</p>  <p>R.W. MURRAY CO.</p> <p>10440 BALLS FORD ROAD, SUITE 100 MANASSAS, VIRGINIA 20109 703-334-2100</p> | <p>PROJECT:</p> <p>PROPOSED MINOR FACADE MODIFICATIONS FOR:</p> <h2>POLLO CAMPERO</h2> <p>LAKEFOREST MALL - GAITHERSBURG, MARYLAND</p> | <p>FOCUS: ARCHITECTURE + DESIGN</p> <p>2325 DULLES CORNER BLVD, SUITE 500 HERNDON, VIRGINIA 20171</p> | <p>SCALE: (NONE)</p> <h1>3</h1> <p>DATE: 4-4-06</p> |
|--|--|---|---|



PROPOSED ELEVATION - 3/16"



PROPOSED PARTIAL PLAN - 3/16"



SECTION - NONE

#7
AFP-06-015
4-19-06

CLIENT: **R.W. MURRAY CO.**
10440 BALLS FORD ROAD, SUITE 100
MANASSAS, VIRGINIA 20109
703-334-2100

PROJECT:

PROPOSED MINOR FACADE MODIFICATIONS FOR:
POLLO CAMPERO
LAKEFOREST MALL - GAITHERSBURG, MARYLAND

FOCUS: ARCHITECTURE + DESIGN
2325 DULLES CORNER BLVD, SUITE 500
HERNDON, VIRGINIA
20171

SCALE: AS NOTED


4

DATE: 4-4-06



PROPOSED ELEVATION

PENGAD 800-631-9989
 #8
 AFP-06-015
 4-19-06

| | | | |
|--|--|---|---|
| <p>CLIENT:</p>  <p>R.W. MURRAY CO.</p> <p>10440 BALLS FORD ROAD, SUITE 100 MANASSAS, VIRGINIA 20109 703-334-2100</p> | <p>PROJECT:</p> <p>PROPOSED MINOR FACADE MODIFICATIONS FOR:</p> <h2>POLLO CAMPERO</h2> <p>LAKEFOREST MALL - GAITHERSBURG, MARYLAND</p> | <p>FOCUS: ARCHITECTURE + DESIGN</p> <p>2325 DULLES CORNER BLVD, SUITE 500 HERNDON, VIRGINIA 20171</p> | <p>SCALE: NONE</p> <h1>5</h1> <p>DATE: 4-4-06</p> |
|--|--|---|---|